

626 P - PARKING DISTRICT

626.01 Purpose. This district is intended to provide and identify areas reserved and developed exclusively for public or private off-street parking areas and to accommodate the establishment of parking districts which provide an alternate means of meeting the off-street parking requirements for multiple businesses in a defined area.

626.02 Use Regulations. Buildings, structures or premises shall be used and buildings and structures shall be erected, altered or enlarged only for the uses listed below. All other uses not specifically listed or determined to be similar to those described below shall be prohibited and unlawful.

A. Permitted Uses and Structures

1. Public or private open parking lots, including incidental control gates, pay boxes or guard sheds, shall be permitted as a matter of right.
2. Accessory uses and structures located on the same site as a permitted use.

B. Uses subject to Conditional Use Permit

1. Public or private garages or other parking structures including incidental appurtenances.
2. Accessory uses and structures located on the same site as a conditional use.

C. Uses subject to Temporary Use Permit. Any use prescribed in Section 407.

626.03 Approvals Required. Before the construction of physical improvements and the issuance of a building permit for all uses Development Review approval shall be obtained as outlined in Section 401. Where required, conditional use permits shall be obtained as outlined in Section 402 and temporary use permits as outlined in Section 407.

626.04 Property Development Standards. The following property development standards shall apply to all permitted land and building uses:

A. Yards

1. Front yard and street side - A minimum ten (10) feet wide front and street side setback area shall be required. These setback areas

shall be landscaped except for necessary walks and drives.

2. A parking garage or structure shall maintain a minimum setback of twenty (20) feet from any property in an Office Professional, General Commercial or residential zoning district.

B. Walls, Fences and Required Screening

1. Wherever off-street parking lots abut property in any Office Professional, General Commercial or residential zoning district, a masonry wall, solid wood fence or other suitable screening and/or screen landscaping six (6) feet in height shall be erected and maintained between the parking lot and these districts.
2. Wherever off-street parking lots are situated across the street from property in any Office Professional, General Commercial or residential zoning district, a masonry wall or berm and/or screen landscaping three (3) feet in height shall be erected and maintained between the parking lot and the front property line.

C. Height Regulations. All buildings, structures, walls and fences shall comply with the provisions of Article 9.

D. Color and Materials. The exterior color and materials of all buildings, structures, walls and fences shall comply with the provisions of Article 9.

E. Utilities. Utilities shall be provided in compliance with the provisions of Article 9.

F. Trees. Trees shall be preserved and planted to comply with the provisions of Article 9.

G. Outdoor Lighting. Outdoor lighting shall comply with the provisions of Article 9.

H. Landscaping. All required landscaping shall comply with the requirements of Article 9.

I. Off-Street Parking. The provisions of Article 9 shall apply.

J. Signs. The provisions of Article 11 shall apply.

K. Development Standards

1. The design and configuration of a parking lot shall comply with the site development standards prescribed in Article 9.
2. The design and configuration of a parking garage or structure shall comply with the site development standards prescribed in Article 9 or as specified in the conditional use permit.

L. Design Standards. The provisions of Article 10 shall apply as administered through the Development Review Process of Section 401.